

BRENTWOOD BOARD OF SELECTMEN
MINUTES OF 5/5/2009 MEETING

Convened: 6:30 p.m.

Present: Jeffrey Bryan
Andrew Artimovich
George Waldron
Jane Byrne

The Board met and reviewed payroll, accounts payable, and signed the register. The Selectmen reviewed and signed the recreation register.

Jonathan Ellis was in to present the weekly Treasurer's report.

The Selectmen were unable to vote on the 4/28/09 minutes as David Menter was absent.

The Selectmen reviewed the notes:

- Artimovich made a motion, seconded by Byrne, to allow reimbursement to full-time highway department employees for the purchase of 1 pair of steel-toed work boots with a value not to exceed \$75 once each year. Bryan, Artimovich and Byrne voted in favor; Waldron was opposed. Motion carried.
- Waldron made a motion to open the minutes of the 3/17/09 meeting. Motion was seconded by Artimovich; all voted in favor. Waldron made a motion to amend "Town Meeting" on pg.2, second paragraph to "Town Election." Motion was seconded by Byrne; all voted in favor.
- A motion was made by Waldron and seconded by Artimovich to approve payment of \$5,796 to Jim Michaud for cyclical data collection from Encumbered Funds. All voted in favor.
- The Board would like a courtesy letter sent to Donahue, Tucker & Ciandella informing them that we are accepting RFPs for Town Counsel.
- The Selectmen said it would be OK for the resident at 11 Vahey Drive to have some loam brought in to beautify the cul-de-sac. Wayne Robinson, road agent, will stop by the location to make sure the drainage has not been interfered with.
- Byrne made a motion to return Roger Savage's assessed value back to the preabatement amount due to the cessation of commercial activity at the neighboring parcel. Motion was seconded by Artimovich; all voted in favor.
- Julie reported that she spoke to CDBG at Selectmen Byrne's request regarding stimulus funding. Our projects do not meet the eligibility requirements as they are primarily focusing on projects that would create 25+ new jobs or create affordable housing.
- Following a motion by Byrne and a second by Waldron, the Board voted unanimously in favor of having Steve Cummings, town engineer, prepare a final plan for the restoration of the Little River-South Rd culvert along with specifications.
- The Board is awaiting an update from Dr. Reiner regarding the septic situation at Brentwood Militaria.
- Bryan reported that he's been in touch with Wayne St. Hilaire who is willing to perambulate the Brentwood/Epping line with him. It was requested that a letter

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be sent to the Board of Selectmen in Epping asking a member join them in the perambulation.

Gil Tuck, Building Inspector, was in with the following permits which the Selectmen signed:

- Wayne & Kathy St. Hilaire of 153 North Road for an addition of 2 bedrooms and family room. The septic system will support the additional bedrooms.
- William Whittier of 438 Middle Road for the destruction and replacement of a 12 x 12 deck.

The Selectmen reviewed the following abatements with recommendations and back-up from Jim Michaud, town assessor:

Virginia Knutson – 14 Gallant Drive

Bryan read Jim Michaud's letter regarding this parcel with comparables of similar Colonial-style properties/sales. The median and mean prices per square foot of the comparables were higher than that of the subject property. Michaud's recommendation to the Board was that the application be denied. Virginia Knutson, who was in attendance, asked for permission to speak about Michaud's findings. She noted that when Mr. Michaud inspected her property he commented that she had compelling evidence to support an abatement. She also clarified that the seller that was noted in Michaud's letter as being under duress was not. Knutson feels there is no way she could on this day sell her property for the \$375,000 assessed value. Knutson was reminded by the Board that this valuation is as of 4/1/08. Byrne responded that although she can sympathize with Knutson, the assessor is schooled and educated in this area and she does not feel they have the expertise to challenge him. Artimovich made a motion, with a second from Waldron, to deny the abatement. All voted in favor. Knutson reported that she will file an appeal with the state.

Charles & Beverly Manning – 32 Diane McCain Drive

Again, Michaud did a study of comparable colonial-style homes and reached a conclusion that the assessment as of April 1, 2008 is fair and equitable. He recommended that the Board deny the abatement. A motion was made by Byrne and seconded by Waldron to deny the abatement. All voted in favor.

Virginia Blais – 11 Hilltop Lane

Based on his review of the application, Michaud recommended that the Board deny this abatement as the Town's assessment is within 2% of the sale price and bank appraisal. Waldron made a motion to deny the abatement. Motion was seconded by Byrne; all voted in favor.

Christopher & Kelly Dawson – 64 Mohawk Lane

Michaud's review of the application and analysis of comparable colonial-style homes of similar size resulted in a recommendation that this abatement be denied. Artimovich made a motion, seconded by Waldron, to deny the abatement. All voted in favor.

Timothy Belmonte – 16 Idyllwood Drive

The assessor has reviewed the application and done comparisons to colonial-style homes of similar size. His conclusion is that the assessment as of April 1, 2008 is fair and equitable. Artimovich made a motion to deny the abatement. Waldron seconded the motion; all voted in favor.

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Gregory & Michelle Cullen – 39 Longmeadow Drive

Based on comparable sales data, Jim Michaud is recommending a change in value from \$457,200 to \$379,000. He also states that if the Selectmen agree with his recommendation to approve an abatement, all of the other contemporary ranches in that neighborhood should have their values lowered as well. The resulting abatement for this property would be \$1,686.32. Bryan mentioned that the contemporary ranches built in that area are of very good quality and he can't remember one selling for less than \$400,000. The Selectmen had a difficult time accepting such a drastic change in value and would like Jim Michaud to look at this property again to confirm or change his findings. Waldron made a motion to deny the abatement until such time as Jim Michaud submits more information. Byrne seconded the motion; all voted in favor.

The Estate of Walter A. Belkovicz – 2 Kadra Street

Due to the poor condition of the property, Jim Michaud recommends a change in valuation from \$143,000 to \$75,000 with a resulting refund of \$1,466.36. A motion was made by Artimovich and seconded by Waldron to approve the abatement. All voted in favor.

Finishing Trades Inst. of NE (Formerly Painters & Allied Trades) – 34 Commercial Dr. For the past few years they have been receiving an educational exemption on 95% of the property. As required, they have submitted the necessary paperwork to apply. Jim Michaud has reviewed their application and recommends the Selectmen again approve the educational exemption. Artimovich made a motion, with a second from Waldron, to approve the educational exemption on 95% of the property. All voted in favor. Bryan reminded the Board that they are required to resubmit detailed paperwork every other year, and next year will be the year that is due.

The Board signed/discussed the following matters:

- An addendum to the contract agreement for curbside collection and removal of mixed solid waste and recyclables between the Town and Northside Carting to include a dumpster to be located at the highway shed for residents to dispose of bulky goods, and a 2-year extension.
- A letter to Representative Don Petterson regarding HB 121.
- A Memorandum of Understanding for the CDBG/REDC agreement with Asphalt Recovery Technologies to change the name to Recycled Asphalt Shingle Technology, LLC.
- The Selectmen agreed to a retention of 25% of a cleaning deposit for a BCC renter who did not comply with the requirements. The Board agreed to allow the Recreation Department to make the decision regarding the retention of deposits without the Selectmen's approval in the future. Byrne expressed concern about the security of the building and would like the Recreation Department to come up with some options for making use of the security system that is in place.
- A letter from Andrea Tierney requesting permission to make monthly payments toward her property taxes due. The Selectmen agreed but would like to have Julie prepare a written agreement.
- Dan Siudut has inspected the bat problem in the Grange and submitted his estimate for their removal (unharmd), plugging of holes, removal of guano, and

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- treatment of stains on floor for \$1,400 to \$1,800. Advanced Wildlife Services is due to visit the property on 5/6/09 to submit an estimate as well.
- We have received estimates from 2 surveyors to complete the necessary work to change the intersection of Crawley Falls Rd and South Rd. We are waiting for 1 more estimate.

Wayne Robinson, Road Agent was in to report that the binder is complete on Crawley Falls Road, other than the above mentioned intersection. The section from Gigante Park to Middle Road has also been topped. There may be enough funds left to top the Kingston end as well. They did end up having to buy extra gravel and rock for a soft spot that was discovered during their preparation. The Highway Dept hopes to complete the collection of storm debris by Wednesday.

Wayne Robinson, Police Chief, notified the Board that the Brentwood Police Association is selling raffle tickets for 2 4-wheelers with trailer as a fundraiser. Byrne questioned whether or not they had received a permit for the raffle. Robinson was unaware that they needed one. Byrne made a motion to verbally permit them to conduct the raffle until such time as a written application is received and permit signed by the Board. Waldron seconded the motion; all voted in favor.

At 7:55 p.m. Waldron made a motion, seconded by Artimovich, to adjourn. All voted in favor.

Respectfully submitted,

Julie Stevens